

WARRANTY DEED

48-3-35 ✓
44-195**Know all Men by these Presents,**
008315**That** We, LLOYD W. EMERY and YVETTE C. EMERY, of Windsor, Locks, Conn.,

in consideration of one dollar and other valuable considerations,

paid by GERALD L. VIGUE, Of Waterville, County of Kennebec and State of Maine,

whose mailing address is

TRANSFER
TAX
PAIDthe receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said GERALD L. VIGUE

his heirs and assigns forever,

A certain lot or parcel of land situated in said Waterville and more particularly bounded and described as follows, to wit:-

The property is located at 56 Silver Street in said Waterville and being the same premises conveyed to Louis L.P. Loubier et al by deed of Aurore Leblanc dated Sept. 10, 1965 and recorded in Kennebec County Registry of Deeds Book 1394 Page 183, to which reference is made for a more particular description.

Included in this conveyance are all rights of way as described in the aforesaid deed.

Also another certain lot or parcel of land situated in said Waterville and more particularly bounded and described as follows, to wit:-

The property is located at 58 Silver Street, in said Waterville, and being the same premises conveyed to Louis L. P. Loubier et al by deed of Luke Lacombe and Juliette Lacome, dated March 13, 1959, and recorded in said Registry in Book 1145, Page 321, to which reference is made for a more particular description.

Included in this conveyance are all rights of way as described in the aforesaid deed.

Being the same premises conveyed to Lloyd W. Emery and Yvette C. Emery by warranty deed of Donald A. and Arlene H. Toulouse dated Nov. 12, 1974, recorded in said Registry, Book 1778, page 203.

Grantee assumes full responsibility to pay any transfer tax due hereunder.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Gerald L. Vigue

his heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantee, our heirs and assigns,

that I lawfully seized in fee of the premises, that they are free of all encumbrances except a first mortgage to Waterville Savings Bank, dated February 27, 1978 recorded in Kennebec Registry of Deeds

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that us and our heirs shall and will warrant and defend the same to the said

Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,
C. Emery, husband and wife

We, , the said Lloyd W. Emery and Yvette

and

~~xxxx husband/wife of the said~~

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 23RD day of the month of August, A.D. 1982.

Signed, Sealed and Delivered

in presence of

Louis R. Marcou

Lloyd W. Emery
LLOYD W. EMERY

Louis R. Marcou

YVETTE C. EMERY

Yvette C. Emery

State of Maine, County of Kennebec

BE:

August 23, 19 82.

Then personally appeared the above named Lloyd W. Emery and Yvette C. Emery

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Louis R. Marcou
~~Notary Public~~
Attorney at Law

Printed Name, *Louis R. Marcou*

RECEIVED KENNEBEC SS.

1987 APR 21 AM 9:00

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